

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Allegheny County Consortium**

State: **PA**

PJ's Total HOME Allocation Received: **\$65,368,984**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|---------------|------------------------------|-------------|---------|
| | | | | | Group | A | Overall |
| | | | | PJs in State: | 29 | | |
| Program Progress: | | | | | | | |
| % of Funds Committed | 92.63 % | 96.16 % | 28 | 94.94 % | 21 | 30 | |
| % of Funds Disbursed | 84.61 % | 89.58 % | 28 | 84.35 % | 42 | 39 | |
| Leveraging Ratio for Rental Activities | 4.05 | 4.85 | 1 | 4.59 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 94.69 % | 93.20 % | 19 | 81.38 % | 75 | 49 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 43.95 % | 70.00 % | 28 | 68.05 % | 18 | 15 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 69.37 % | 82.54 % | 25 | 79.65 % | 16 | 19 | |
| % of 0-30% AMI Renters to All Renters*** | 16.19 % | 37.52 % | 26 | 44.76 % | 2 | 8 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 94.85 % | 98.38 % | 25 | 94.31 % | 37 | 30 | |
| Overall Ranking: | | | | In State: | 29 / 29 | Nationally: | 28 28 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$34,659 | \$19,397 | | \$25,245 | 1,087 Units | 68.70 % | |
| Homebuyer Unit | \$31,132 | \$15,437 | | \$14,395 | 159 Units | 10.10 % | |
| Homeowner-Rehab Unit | \$11,049 | \$15,829 | | \$20,186 | 336 Units | 21.20 % | |
| TBRA Unit | \$0 | \$5,779 | | \$3,142 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Allegheny County Consortium PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$164,067 | \$97,434 | \$16,633 |
| State:* | \$96,557 | \$35,942 | \$15,897 |
| National:** | \$88,539 | \$71,594 | \$22,853 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.99

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| White: | 69.9 | 45.2 | 75.6 | 0.0 |
| Black/African American: | 29.2 | 52.2 | 21.1 | 0.0 |
| Asian: | 0.3 | 0.6 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.2 | 0.0 | 0.3 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.1 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 0.6 | 0.3 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.1 | 0.0 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.3 | 0.0 |

ETHNICITY:

| | | | | |
|----------|---|---|---|---|
| Hispanic | 0.2 | 1.3 | 2.4 | 0.0 |
|----------|---|---|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 72.4 | 36.3 | 44.9 | 0.0 |
| 2 Persons: | 13.4 | 27.4 | 27.4 | 0.0 |
| 3 Persons: | 8.1 | 22.9 | 12.5 | 0.0 |
| 4 Persons: | 3.9 | 6.4 | 9.2 | 0.0 |
| 5 Persons: | 1.3 | 2.5 | 3.6 | 0.0 |
| 6 Persons: | 0.7 | 3.2 | 1.2 | 0.0 |
| 7 Persons: | 0.2 | 1.3 | 0.3 | 0.0 |
| 8 or more Persons: | 0.1 | 0.0 | 0.9 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 23.5 | 42.0 | 15.2 | 0.0 |
| Elderly: | 56.5 | 15.3 | 46.4 | 0.0 |
| Related/Single Parent: | 12.8 | 24.8 | 17.3 | 0.0 |
| Related/Two Parent: | 3.9 | 14.6 | 16.7 | 0.0 |
| Other: | 3.3 | 3.2 | 4.5 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 27.6 | 0.0 [#] |
| HOME TBRA: | 0.0 | |
| Other: | 7.3 | |
| No Assistance: | 65.1 | |

of Section 504 Compliant Units / Completed Units Since 2001 57

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Allegheny County Consortium

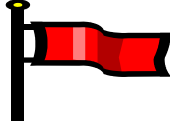
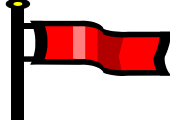
State: PA

Group Rank: 28
(Percentile)

State Rank: 29 / 29 PJs

Overall Rank: 28
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|--|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.00% | 94.69 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.30% | 43.95 |  |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 69.37 |  |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 89.50% | 94.85 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.060 | 2.48 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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